

Inclusionary Zoning Unit Inventory--Completed and Underway (Dated 01/24/2019)

Note #1: This inventory has been updated from the version used for the "Evaluation of the City of Burlington's Inclusionary Zoning Ordinance dated January 2017."

Note #2: Units are only counted on this inventory after project is complete or when the project is fully permitted and construction is underway

Note #3: This inventory is subject to change as new information is becomes available.

Completed Units																		
CEDO Listed Permit Year (applied for)	Cert of Occupancy Year	Address	Name of project	Affordable Non-Profit - IZ Units	Private Developer - IZ Units	Affordable Non-Profit partnership with Private Developer - IZ units	Condo Total Units	Condo IZ Units	Rental Total Units	Rental IZ units	Co-op Total Units	Co-op IZ Units	Single Family Total Units	Single Family IZ units	IZ Units	On/Off Site	Notes	
1990	1990*	220 Riverside Ave.	Salmon Run	12					80	12					12	On		
1990	1990*	72 Heineberg Rd.	Heineberg Senior	12					81	12					12	On		
1990	1990*	Hildred Drive (1 - 422 Hildred Drive)	River Watch		6		213	6							6	On	Although the Development Review Board waived the IZ requirement for this project, CHT has 7 shared equity condo units at this development which have been counted as IZ units.	
1990	1990*	Valade Park (18-120 Valade St)	Valade Park		10		68	10							10	On	1 unit transferred from Queen City Park	
1991	1991*	161 Austin Dr.	Red Rocks		15		103	15							15	On		
1992	1992	700 Riverside Ave.			1				8	1					1	On		
1992	1992	85 Archibald St. (formerly 83 Archibald)	Thelma Maple Co-op	3							20	3			3	On		
1992	1993	288 Flynn Ave.	Flynn Ave Coop	4							28	4			4	On		
1993	1993*	Queen City Park	Queen City Park	1			11	1							1	Off	Offsite units located at 34 Valade Park & 65 Venus Ave.	
1993	1993*	693 Riverside Ave.		2					13	2					2	On		
1995	1995*	20 & 24 High Grove Ct.	High Grove Court		2		13	2							2	On		
1994	1997	33 North Ave.	Commodore Point		2		16	2							2	On		
1994	1998	1 Steele St. (aka 1 Main St.)	Main Street Landing		2		8	2							2	On		
1992	1998	325 Ethan Allen Parkway	Ethan Allen				13	0							0	N/A	Project received a variance from Zoning Board of Adjustment - no inclusionary units required.	
1996	1998	40 College St. (formerly 74)	College & Battery				81	0							0	Off	This was the first "payment-in-lieu" project - the IZ requirements were written into the zoning agreement. In-Lieu payment was \$165,000 for 16 units.	
1999	1999*	125 St. Paul St. (aka 117-135 St. Paul)	Park Place	5					34	5					5	On		
1999	1999*	130 Mansfield Ave.	McAuley Square (3)	3					19	3					3	On		
1995	1999	25-31 North Champlain St.	Monroe Place	2					16	2					2	On		
2000	2001*	284 Grove St. (aka 300 Grove)			2				15	2					2	On		
1997	2001	78 Rose St. (aka 72-82 Rose)	Rose St. Artists Co-op	2							12	2			2	On		
2004	2003	1144 North Ave.			1				6	1					1	On		
2003	2003/06*	1044 North Ave.			0		9	0							0	Off	Project triggered 1 IZ unit. The required IZ unit transferred offsite to 354 Manhattan Dr. Please see note below.	
2002	2003	300 Lake St.	Waterfront Housing	10					40	10					10	On		
2002	2003*	84 North Ave.	ECHO	1					8	1					1	On		
2001	2004	106 Rose St.			1		6	1							1	On		
2001	2004	68 Pearl St.(aka 64 Pearl)	Bove's/Pearl	5					34	5					5	On		
2004	2005	187 South Winooski Ave.	Hood Plant		1		8		1	1					1	On		
2005	2005	272 Church St.	Converse Home	3					21	3					3	On		
2000	2006	140 Venus Ave. (original address)	Venus Ave	1									8	1	1	On		
2005	2006	81 South Williams St.			3		23	3							3	On		
2003	2007	354 Manhattan Dr.	Manhattan Hts.		1		15	1							1	On/Off	Project triggered 2 IZ units. 1 IZ unit onsite transferred from 1044 North Ave. Owner paid the Housing Trust Fund \$25,000 in lieu of 1 IZ unit. In addition, the project received a waiver for 1 IZ unit.	
2002	2008	235 Park St.	Benway Common		1		7	1							1	On		
2007	2009	180 East Ave./East Village Dr	East Village Co-Housing	5							31	5			5	On		
2008	2009	40 Red Maple Ln.	Sophie's Place	2					11	2					2	On		
2010	2010*	50 Barrett St.	Millview Court Condominium		1				8	1					1	On		
2005	2011	35 Cherry St.	Westlake		0		43	0							0	Off	In lieu of payment of \$371,250 for 8 IZ units, with additional fees total payment of \$400,000	
2012	2012	1189-1193 North Ave. (aka 1191 North Ave)	(Thayer) Avenue Apts			17			85	17					17	On		
2008	2012	155 Plattsburgh Ave.			1				9	1					1	On		
2007	2012	88 King St.	King Street Housing			5			20	5					5	On	3 units were triggered as part of the 20 units of new housing in this building. 2 additional units were transferred from 161 St. Paul St.	
2012	2013	144 North Champlain St.			1				6	1					1	On		
2010	2013	23 Church St.			1				6	1					1	On		
2006	2013	237 North Ave.	Packard Lofts		4				25	4					4	On		
2012	2013	30-42 King St.		2					14	2					2	On		
2012	2013*	371 Pearl St.			2				7	2					2	On		
2007	2014	183-187 St. Paul St. (aka 193 St. Paul)	Stratos		5		33	5							5	On		
2013	2015	200 North St.	Abe's Corner		1				6	1					1	On		
2014	2015	237 N. Winooski Ave.	Maiden Lane		4				28	4					4	On		
2000	2015	343 North Winooski Ave.	Bus Barns	4					25	4					4	On		
2014	2015	194 St. Paul St.	Eagle's Landing		17				115	17					17	On		
2015	2016	140 Grove St.	Bayberry Apartments		21				143	21					21	On	Temporary Cert. of Occupancy for Phase 1A,1B, 2A, 2B, 3A, 4A, 4B, 4C, 4D, and 6A. 232 units (and 35 IZ units) planned in all phases.	
2009	2016	161 St. Paul St.	Hinds Lofts		0		15	0							0	On/Off	Offsite - 2 units located at 88 King St.	
2013	2016	179 Elmwood Ave.			1				9	1					1	On		
2015	2016	247-249 Pearl St.			4				29	4					4	On		
2015	2016	289 College St.			2				12	2					2	On		
2013	2016	258-260 N. Winooski Ave.	Silversmith Commons		3				22	3					3	On		
2014	2016	33-43 Bright St.	Bright Street Cooperative	6					40	6					6	On		
2015	2017	95 North Avenue		2					14	2					2	On		
2015	2017*	185-195 College Street			5				33	5					5	On		
2016	2018	316-322 Flynn Ave.			4				27	4					4	On		
Completed Unit Totals				87	125	22	685	49	1070	170	91	14	8	1	234			

\* Provisional date. Project is permitted and complete, but records are unclear about precise closeout date. CEDO staff are seeking additional information.

Completed		
IZ Condos	49	20.94%
IZ Rental	170	72.65%
IZ Co-op	14	5.98%
IZ Single family	1	0.43%
Grand Total IZ Units	234	100.00%

Total Units	1854	13%
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Completed		
Affordable Non-Profit - IZ Units	87	37.18%
Private Developer - IZ Units	125	53.42%
Affordable Non-Profit partnership with Private Developer - IZ units	22	9.40%
	234	100.00%

Units Underway (In Construction)																		
2015		140 Grove St.	Bayberry Apartments		31				204	31					31	On	Temporary Cert. of Occupancy for Phase 1A,1B, 2A, 2B, 3A, 4A, 4B, 4C, 4D, and 6A. 232 units (and 35 IZ units) planned in all phases.	
Totals				0	31	0	0	0	204	31	0	0	0	0	31			

Completed and Underway		
IZ Condos	49	18.49%
IZ Rental	201	75.85%
IZ Co-op	14	5.28%
IZ Single family	1	0.38%
Grand Total IZ Units	265	100.00%

Total Units	2058	13%
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Completed and Underway		
Affordable Non-Profit - IZ Units	87	32.83%
Private Developer - IZ Units	156	58.87%
Affordable Non-Profit partnership with Private Developer - IZ units	22	8.30%
	265	100.00%

Units In Development																		
		351 North Ave.	Cambrian Rise															
		75 Cherry St.	Burlington Town Center															
		66-96 Colchester Ave.																

Projects permitted prior to enactment of Inclusionary Zoning in 1990, but which were built after 1990:	Total Number of Units
200 Lake St	19
Northshore	60
Calarco Ct.	5
Birch Ct.	18
River's Edge	60
216 Lake St.	15
Grey Meadows	35
Strathmore	83
Haven	60
Total	355